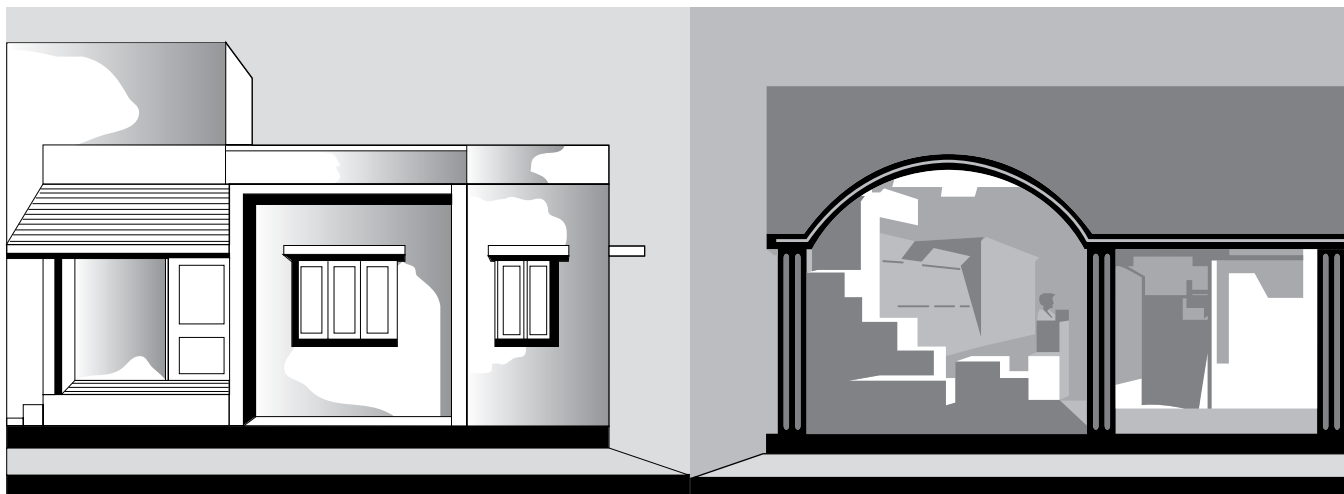


**Sale of Houses
and
Auction of Shops & Plots
ON
"AS IS WHERE IS BASIS"**



**At
Sundargarh, Jharsuguda
Phulbani, Rayagada
and
Bhubaneswar**



ODISHA STATE HOUSING BOARD



On Going Projects of **OSHB**

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur
- Kharavela Enclave, Dharma Vihar

Cuttack

- EWS Flats, Bidyadharpur

Dhenkanal

- Integrated Social Housing Scheme, Mahisapat, Ph.-I & Ph.-II

Nayagarh

- Pathani Samanta - Composite Housing Scheme, Muktapur

Introduction

Odisha State Housing Board, the premier housing institution of the state offers vacant House/Core House/Shops/Plot for sale in its existing housing schemes at Sundargarh, Jharsuguda, Phulbani, Rayagada and Bhubaneswar on "as is where is basis", in Outright sale basis (House) / public auction through bids in sealed cover (Shops/Plot).

I. Houses to be sold through Outright Sale :

A. Badapatrapalli, Phase-I, Sundargarh

Unit Details :

Sl. No.	House No./ Category of house	No. of Unit	Plot Area (in Sft.)	Plinth Area (in Sft.)	Sale Price per Unit (in Rs.)	E.M.D. (in Rs.)
01	LIG - 21	01	1000	158.50	4,80,000	48,000

The house will be sold on "as is where is basis" with existing infrastructure in the scheme.

B. Badapatrapalli, Phase- II, Sundargarh

Unit Details :

Sl. No.	House No./ Category of house	No. of Unit	Plot Area (in Sft.)	Plinth Area (in Sft.)	Sale Price per Unit (in Rs.)	E.M.D. (in Rs.)
01	LIG - 12 (Core House)	01	1000	472	10,82,771	1,09,000
02	MIG - 21 & 31 (Core House)	02	1500	641	14,93,266	1,50,000

The houses will be sold on "as is where is basis" with existing infrastructure in the scheme

II. Shops/Plot to be sold through Public Auction :

A. Jharsuguda

Unit Details :

Sl. No.	Shop Type / Shop No.	No. of Unit	Plinth Area (in Sft.)	Upset Price per Unit (in Rs.)	E.M.D. (in Rs.)
01	K-Type (K-2, K-8 & K-9)	03	171.50	1,32,000	14,000

The shops will be auctioned on "as is where is basis" with existing infrastructure in the scheme.

B. Kendupadar, Phulbani

Unit Details :

Sl. No.	Shop Type / Shop No.	No. of Unit	Plinth Area (in Sft.)	Upset Price per Unit (in Rs.)	E.M.D. (in Rs.)
01	K-Type (K-3 & K-6)	02	93.45	44,748	5,000

The shops will be auctioned on "as is where is basis" with existing infrastructure in the scheme.

C. Rayagada, Phase-II

Unit Details :

Sl. No.	Plot	No. of Unit	Plot Area (in Sft.)	Upset Price per Unit (in Rs.)	E.M.D. (in Rs.)
01	Plot No. - 6	01	1125	1,57,514	16,000

D. Chandrasekharpur, Phase-I, Bhubaneswar

Unit Details :

Sl. No.	Shop Type / Shop No.	No. of Unit	Plinth area (in Sft.)	Upset Price per Unit (in Rs.)	E.M.D. (in Rs.)
01	B-Type (B-17)	01	246	6,77,445	68,000

The shop will be auctioned on "as is where is basis" with existing infrastructure in the scheme.

Application Procedure :

- i. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available at OSHB Head Office on payment of Rs. 200/- (Non-refundable) by cash in the Cash Counter of Accounts Section, OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 during working hours from 25/05/2016 to 24/06/2016.
- ii. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 350/- (Non-refundable) in favour "Orissa Housing Board Fund" payable at Bhubaneswar along with their letter of request to the Chief Accounts Officer with complete postal address from 25/05/2016 to 10/06/2016.
- iii. Application Forms can also be downloaded from OSHB Website www.oshb.org and cost of brochure will have to be paid with the EMD.
- iv. Following document should be furnished along with the filled in application.
 - a. The Earnest money of the LIG/MIG House/Shop/Plot (EMD) and Non-refundable Processing Fee of Rs.1000/- and Service Tax with Cess of Rs.150/-, i.e. a total of Rs.1150/- for LIG House, Non-refundable Processing Fee of Rs. 2000/- and Service Tax with Cess of Rs.300/-, i.e. a total of Rs. 2300/- for MIG House and Non-refundable Processing Fee of Rs. 3000/- and Service Tax with Cess of Rs. 450/-, i.e. a total of Rs.3450/- for Shop/Plot; to be deposited in shape of Bank draft/Pay order/Banker's Cheque drawn on any Commercial Bank in favour of "Orissa Housing Board Fund" payable at Bhubaneswar or by cash at Vijaya Bank, Odisha Griha Nirman Bhawan Branch, Bhubaneswar.
 - b. Original money receipt in support of purchase of Application Form.
 - c. Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
 - d. Recent passport size photograph duly self attested and affixed on the Application Form.
 - e. Copy of Voter ID/ PAN Card/ Driving Licence/ Aadhaar Card as proof of identity and copy of Telephone Bill/ Electricity Bill / Bank Pass Book in support of Residential Proof.
 - f. Two nos. of self addressed envelope (12 cm. x 26 cm.).
 - g. Any other document as felt necessary.
- v. Submission of Completed filled-in Application Form :

For Outright Sale : The filled in application must reach the office of the Housing Commissioner-cum-Secretary by 24/06/2016. Applications received by post beyond 24/06/2016 will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by Post, applicants should clearly mention "Application for LIG/MIG house" on the top of the envelope.

For Auction Sale : Sealed bids (filled-in application indicating the bid value in sealed cover / envelope) can be dropped at the "Drop Box" kept in the office room of Asst. Administrative Officer (Urban) or sent by registered post/ speed post to Housing Commissioner-cum-Secretary with required documents and deposits within 24/06/2016. Bids received beyond 24/06/2016

will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by Post, applicants should clearly mention "Application for Shop/Plot" on the top of the envelope.

- vi. Applications received without full particulars, EMD, Processing Fee with Service tax & Cess, original Money receipt and other documents shall be rejected summarily.
- vii. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.

Terms & Conditions of Allotment :

Eligibility

- The applicant must be a citizen of India.
- He/she must be a major .
- In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
- One family shall be eligible for only one allotment under one housing scheme. For the purpose, "Family" comprises of husband, wife and minor children.
- He/ She or his/her family members should not own/ have been allotted any residential plot/ house/ flat/SCR by Odisha State Housing Board or any other Govt. Agency in the locality where the Housing Scheme exists.
- Any family purchasing a residential plot/ house/ flat/ SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency in the locality where the Housing Scheme exists, under third party transfer, shall be deemed as allottees under the scheme and shall not be eligible to apply in this scheme floated by OSHB.
- In case of transfer of allotment of a residential plot/ house/ flat/ SCR made by Odisha State Housing Board or any other Govt. Agency in the locality where the Housing Scheme exists, it shall not entitle the family for further allotment in this scheme floated by OSHB.
- Any allotment made but cancelled due to non-payment of dues / suppression of facts/ violation of any other term & conditions of allotment / Agreement with OSHB or any other reasons , it shall not entitle the "family" for any further allotment under this scheme.
- The income eligibility criteria : Family income should be;
 - 1. LIG : Family income from Rs. 1,80,001/- to Rs. 3,60,000/- per annum.
 - 2. MIG/Shops/Plot : Family income above Rs. 3,60,001/- per annum.
- All the units now on offer for sale are available in General category only.

Allotment :

I. Conditions for Outright Sale :

- a) The houses will be sold on "as is where is basis" with existing infrastructure in the scheme.
- b) Allotment of houses will be made as per existing rules of the Board. In case, the number of applicants is more than the number of units in any category, allotment will be made by drawal of lottery.
- c) Service tax, Cess and other statutory Govt. dues as applicable will be charged over and above the sale price.
- d) The selected allottee will have to pay the balance of the sale price in one installment, as and when intimated by OSHB after allotment.
- e) The allotment will be cancelled for default in payment of the balance dues in time.

II. Conditions for Auction Sale:

- a) The Shops and the Plot will be auctioned on **"as is where is basis"** with existing infrastructure in the scheme.
- b) Intending bidders are required to apply in prescribed application form and submit the same in sealed cover.
- c) Bid value must not be less than the upset sale price and any such offer below the upset price will be summarily rejected and EMD will be forfeited.
- d) The bids will be opened on 25/06/2016 at 11.30 am. in the Conference Hall of OSHB. The Applicants/ their authorised representatives may remain present during opening of the bid.
- e) Highest bidder having all required documents will get selected for Allotment.
- f) Service tax, Cess and other statutory Govt. dues as applicable will be over and above the bid value.
- g) The highest bidder will have to pay balance of the bid value (Bid Value – Upset Price) in one installment, as and when intimated by OSHB.
- h) If the highest bidder fails to pay the balance money within stipulated date, the EMD will be forfeited. No extension of time for withdrawal after selection / allotment is allowed.

Refund :

- (a) The EMD of the unsuccessful applicants will be refunded without interest by Account Payee cheque/NEFT in favour of the applicant within three months from the date of lottery/ auction.
- (b) Processing Fee is non-refundable in all cases.

Delivery of Possession :

- a) An allottee is required to execute the agreement for the LIG/MIG house/ Shop/Plot as & when intimated by OSHB. If the allottee fails to execute the agreement in time, watch and ward charges @ Rs.3,000/- per month will be levied and beyond 6 months of intimation, the allotment will be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.
- b) While taking delivery of the House/ Shop/ Plot, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the LIG/MIG House/Shop/Plot that, he/she is taking possession on **"as is where is basis"** and that he/she shall not raise any objection thereafter.
- c) An allottee is required to take possession of the allotted LIG/MIG House/Shop/Plot within the stipulated date after execution of agreement /deed containing the terms and conditions of allotment. Beyond the said stipulated date and within a maximum period of six months, possession can be given on payment of watch and ward charges @ Rs.3,000/- per month. If the allottee fails to take possession within six months from the stipulated date, the allotment made shall be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.
- d) The allottees must occupy their respective LIG/MIG House/Shop/Plot within one year of taking over possession of the same, failing which the allotment will be liable for cancellation.

Execution of Lease Deed :

Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate.

Other Details :

- a) All taxes, duties, and other levies, if any, shall be solely borne by the allottee.
- b) In case of any dispute regarding the meaning of any words(s), clause(s) in this brochure, the decision of Chairman, OSHB by way of clarification is final.
- c) The allottee has to pay the proportionate cost of the developed land for plots having extra area over the standard plot area. In case of revision of land premium by Govt. at any later stage, the allottee has to pay the differential amount, if any, before execution of lease deed.
 - The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
 - OSHB reserves the right to withdraw from or add to its offer of number of units / change certain conditions in the Brochure, which shall be binding on the parties.
 - Any legal dispute, if arises, will be within jurisdiction of Bhubaneswar only.

For further details, please contact :

Housing Commissioner-Cum-Secretary Odisha State Housing Board

Sachivalaya Marg, Bhubaneswar-751001

Phone : (0674)- 2393524, 2392587

EPBAX : (0674) 2391542, 2390141 - Ext. - 134, 166, 155

Fax : (0674) 2393952 , Website : www.oshb.org

Booking Opens on - 25.05.2016 at 11.00 am.

Booking closes on - 24.06.2016 at 05.00 pm.

Up Coming Projects of **OSHB**

Bhubaneswar

- Multi storied Apartment Project, Ranasinghpur
- Apartment Project, Suango

Cuttack

- Multi storied Apartment Project, at Ramagarh

Rourkela

- Residential Apartment Project, Basanti Colony
- Commercial Complex, Basanti Colony

Angul

- Residential Apartment Project



ODISHA STATE HOUSING BOARD

Sachivalaya Marg, Kharavela Nagar, Bhubaneswar - 751 001

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www.oshb.org

OSHB *on the Path of Progress*